

APPROVAL (439-18-00035-SUB)

JACKSON COUNTY DEVELOPMENT SERV.

11/07/2018 DATE

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PROPERTY LINE ADJUSTMENT BETWEEN TAX LOT 905 & 908 OF MAP 39-1W-03 AND AS DESCRIBED IN DEED DOCUMENT NUMBER 02-03138 & 67-00867 O.R. RESPECTIVELY. THE PROPERTY LINE ADJUSTMENT WAS APPROVED PER JACKSON COUNTY DEVELOPMENT SERVICES FILE NUMBER 439-18-00035-SUB, DATED 08/01/2018

PROCEDURE: THE CURRENT VESTING DEEDS FOR THE PARCELS BEING ADJUSTED WERE WRITTEN PER S/N 3128 & 10194 BY HOFFBUHR & ASSOCIATES FROM 1965 AND 1985. MONUMENTS PER THESE TWO SURVEYS WERE SEARCHED FOR AND FOUND AS SHOWN ON THE FACE OF THIS SURVEY.

MONUMENTATION ALONG HUMMINGBIRD LANE WAS FOUND TO FIT RELATIVELY WELL, WHEREAS MONUMENTS ALONG THE EAST LINE WERE FOUND TO DIFFER FROM RECORD DATA. FOUND MONUMENTS WERE HELD FOR THE EXTERIOR BOUNDARY RESOLUTION AS THE CURRENT VESTING DEEDS CALL OUT "5/8" IRON PINS" FOR THE BOUND CALLS OF EACH COURSE.

THE NEW COMMON LINE BETWEEN TAX LOTS 905 & 908 WAS CALCULATED PER THE CLIENTS REQUEST. IT SHOULD BE NOTED THAT THE CLIENT DESIRED FOR THE SHOP NEAR THE NORTH LINE OF TAX LOT 908 TO REMAIN, AND BE INCLUDED WITH THE NEW CONFIGURATION OF TAX LOT 908. THIS DECISION RESULTED IN THE NEED FOR A FUELBREAK SETBACK REDUCTION, AS WELL AS AN EASEMENT FOR INGRESS/EGRESS IN FAVOR OF TAX LOT 905 OVER AND ACROSS TAX LOT 908 AS SHOWN ON THE FACE OF THIS SURVEY.

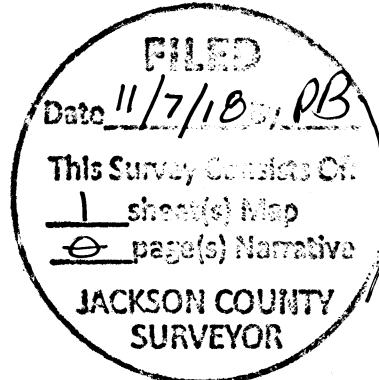
MONUMENT TIES AND MEASUREMENTS WERE PERFORMED UTILIZING TERRESTRIAL METHODS AND A TRIMBLE S6 ROBOTIC TOTAL STATION.

HOFFBUHR & ASSOCIATES, INC. 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504 (541)779-4641

BY: MACKENZIE C. WYNTERGREEN PLS No. 84224 SCALE: 1 inch = 50 feet November 06, 2018 BASIS OF BEARING: SURVEY NUMBER 3128

LEGEND

- = FOUND MONUMENT PER S/N 3128 & 10194, OR AS NOTED
● = FOUND MONUMENT PER S/N 3583
● = FOUND MONUMENT PER S/N 8401
○ = SET 5/8" X 24" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "M. WYNTERGREEN LS 84224"
□ = COMPUTED POSITION
S/N = SURVEY NUMBER
O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
[] = PER DEED DOCUMENT NUMBER 67-00867 & 02-03138 O.R.
() = PER S/N 3128
()1 = PER S/N 10194
()2 = PER S/N 8401
()3 = PER S/N 18414



MAP OF SURVEY PROPERTY LINE ADJUSTMENT (439-18-00035-SUB)

LOCATED IN IN THE N.W. 1/4 OF SECTION 03, T39S, R1W, W.M. IN JACKSON COUNTY, OREGON

FOR TRUSTEES of the ESTIL PATRICK & GERENA MARIE HALPIN REVOCABLE TRUST

241 HUMMINGBIRD LN. TALENT, OR. 97540

DOROTHY TONKINSON TRUST INST. NO. 1995-05927 O.R. MAP: 39S 1W 03 TL: 913

TRUSTEES of the ESTIL PATRICK & GERENA MARIE HALPIN REVOCABLE TRUST DEED DOC. NO. 2002-03138 O.R. PLA ADJUSTED DEED DOC. NO. 2018-034454 O.R. MAP: 39S 1W 03 TL: 905 AREA PRIOR TO ADJUSTMENT: 3.00± ACRES AREA AFTER TO ADJUSTMENT: 2.46± ACRES

DOMINIC T. BIELLO TRUST INST. NO. 1989-15863 O.R. MAP: 39S 1W 03 TL: 901

E. PATRICK HALPIN & GERENA M. HALPIN DEED DOC. NO. 67-00867 O.R. PLA ADJ. DEED DOC. NO. 2018-034451 O.R. MAP: 39S 1W 03 TL: 908 AREA PRIOR TO ADJUSTMENT: 2.02± ACRES AREA AFTER TO ADJUSTMENT: 2.57± ACRES

JOHN & JENIFFER SLAWTA INST. NO. 2009-43312 O.R. MAP: 39S 1W 03 TL: 2000

JIM I. & BEVERLY J. BERGREN INST. NO. 1972-00094 O.R. MAP: 39S 1W 03 TL: 2003

39 1W 03, TAX LOT 905 & 908 (18059 PLA.DWG)

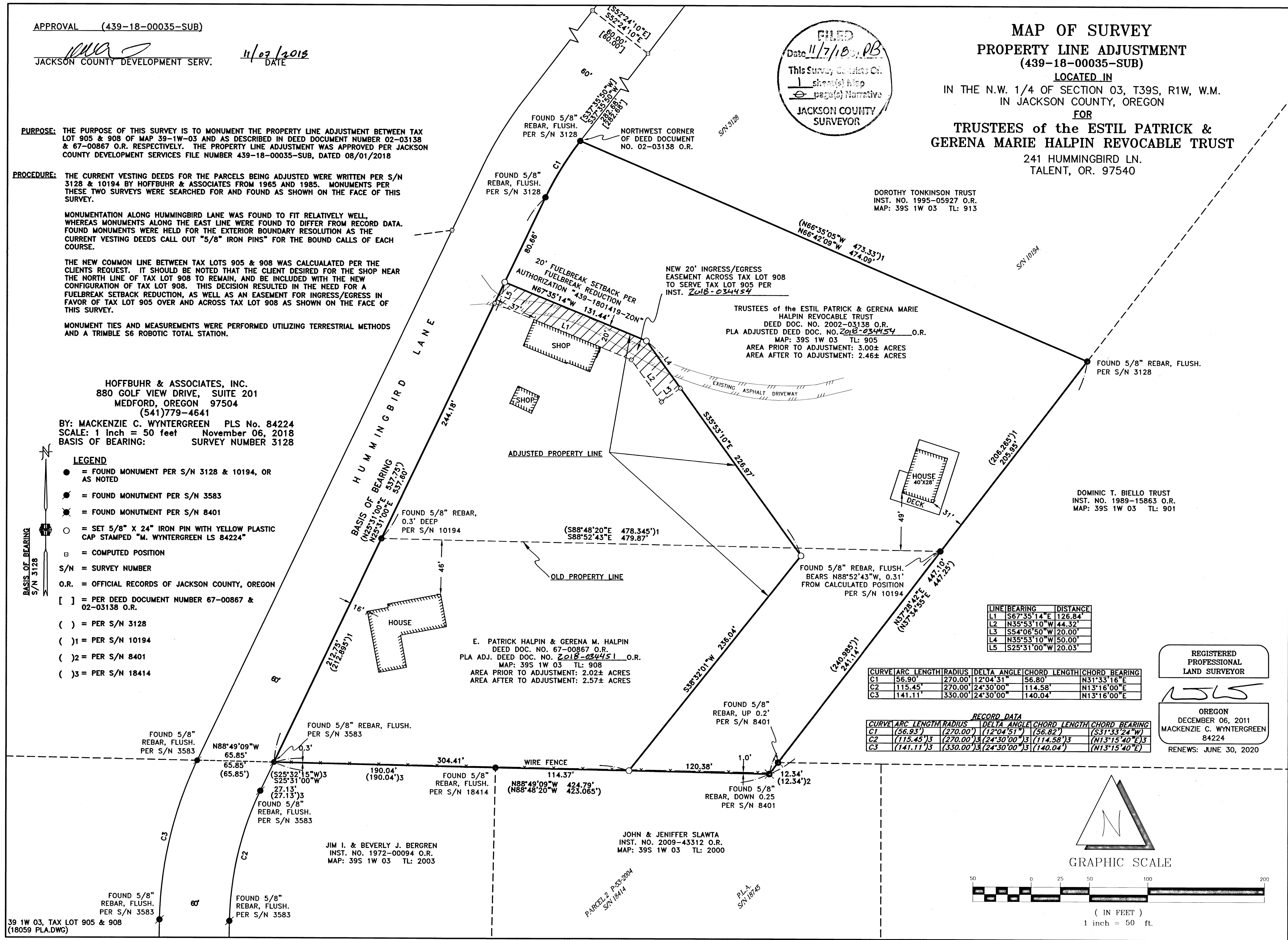


Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L5.

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD LENGTH, CHORD BEARING. Rows C1, C2, C3.

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD LENGTH, CHORD BEARING. Rows C1, C2, C3.

REGISTERED PROFESSIONAL LAND SURVEYOR signature and information: OREGON DECEMBER 06, 2011 MACKENZIE C. WYNTERGREEN 84224 RENEWS: JUNE 30, 2020

